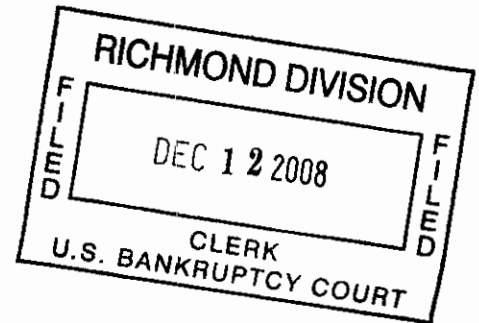




ALBERT D. PHELPS, INC.

401 Merritt 7, P.O. Box 5101  
Norwalk, CT 06856  
Tel (203) 847-8087 • Fax (203) 846-3468  
Web: www.adphelps.com

December 9, 2008



U.S. Bankruptcy Court  
701 East Broad Street, Suite 4000  
Richmond, VA 23219

Re: Circuit City Stores, Inc.  
Case Nos. 08-35653 through 08-35670

Dear Sirs:

Enclosed please find a copy of Notice of Default dated December 8, 2008. Circuit City Stores, Inc. is a subtenant of our tenant, Cortlandt B. L.L.C.

Thank you.

Very truly yours,

ALBERT D. PHELPS, INC.  
As Managing Agent For:  
YORKCON PROPERTIES, INC.

By: \_\_\_\_\_

John P. Crosby  
President

JPC:rap  
Enclosure

 ALBERT D. PHELPS, INC.

401 Merritt 7, P.O. Box 5101  
Norwalk, CT 06856  
Tel (203) 847-8087 • Fax (203) 846-3468  
Web: www.adphelps.com

December 8, 2008

**CERTIFIED RETURN RECEIPT**

Cortlandt B. L.L.C.  
c/o Goddard Development  
P.O. Box 55, 145 Otterkill Road  
Mountainville, NY 10953

*Attention: Mr. Adrian Goddard*

Re: Lease dated July 9, 1997  
Yorkcon Properties, Inc., Landlord, with Cortlandt B. L.L.C., Tenant  
**NOTICE OF DEFAULT**

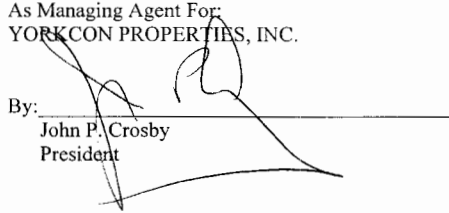
Dear Mr. Goddard:

Pursuant to the provisions of Article 22 of the above-referenced Lease, notice is hereby give to you that Basic Rent in the amount of \$33,515.48 is unpaid and in arrears. You have ten (10) days from the date of receipt of this notice to cure the default by paying Landlord the full amount of Basic Rent in arrears.

Enclosed is an updated invoice dated December 1, 2008 evidencing the amounts payable. Thank you for your anticipated cooperation in curing the default.

Very truly yours,

ALBERT D. PHELPS, INC.  
As Managing Agent For  
YORKCON PROPERTIES, INC.

By:   
John P. Crosby  
President

JPC:rap  
Enclosure

Cc: Steven M. Warren, Esq.  
Mr. Daniel P. Parente  
Circuit City Stores, Inc., via certified mail, 9950 Mayland Drive,  
Richmond, VA 23233  
Capmark Finance Inc.

YORKCON PROPERTIES, INC.  
C/O ALBERT D. PHELPS, INC.  
POB 5101, 401 MERRITT 7  
NORWALK, CT 06856-5101

(203) 847-8087

Document Page 3 of 3

FAX - 847-534-0101

12/1/2008

ACCOUNT NUMBER

CORTLANDT B. LLC  
C/O GODDARD DEVELOPMENT  
P.O. BOX 55, 145 OTTERKILL RD  
MOUNTAINVILLE, NY 10953  
ATTN: MR. ADRIAN GODDARD

D0000270 1

MAKE CHECKS PAYABLE TO: YORKCON PROPERTIES, INC.

BALANCE DUE

33,515.48

Date	Code	Description	Charges	Payments	Amount Due
10/1/2008	BR	BASE RENT	12,913.13	5,223.91	7,689.22
11/1/2008	BR	BASE RENT	12,913.13	0.00	12,913.13
12/1/2008	BR	BASE RENT	12,913.13	0.00	12,913.13

12/1/2008

ACCOUNT NUMBER

Please send this portion of the statement with your remittance.

INVOICE #:  
CORTLANDT B. LLC

D0000270 1

YORKCON PROPERTIES, INC.  
C/O ALBERT D. PHELPS, INC.  
POB 5101, 401 MERRITT 7  
NORWALK, CT 06856-5101

(203) 847-8087

Current	30	60	90	120	BALANCE DUE
25,826.26	0.00	7,689.22	0.00	0.00	33,515.48